

Samuel Madden Homes Downtown Redevelopment Working Group

April 29, 2002

Meeting Minutes

Working Group Members Present:

Mayor Kerry J. Donley
Councilman Bill Euille
A. Melvin Miller, Chairperson, ARHA Board
Carlyle Ring, Vice Chairperson, ARHA Board
Donna Fossum, Planning Commission

Working Group Staff Present:

Phil Sunderland, City Manager
Bill Dearman, CEO, ARHA
Mark Jinks, Assistant City Manager
Connie Lennox, Director of Development, ARHA

Other Staff and Consultants Present:

Beverly Steele, Special Projects Coordinator
Mildrilyn Davis, Office of Housing
Jeff Farner, Planning and Zoning
Beverly Jett, City Clerk
Jeff Lines, TAG Associates
Rashida Mitchell, TAG Associates
Sandy Murphy, Assistant to the Mayor
Karen Snow, Assistant City Attorney
Cindy Smith-Page, Deputy Director, Real Estate Assessments
Stephen Tise, TAG/TDA Boston
Michael Weiser, Attorney

Others Present:

Susan Britta, Neighbor
Linda Couture, Neighbor
Ramona Hatten
Poul Hertel, Federation of Civic Associations
Thomas Pete Jones, Alexandria Resident Council
Roger Machanic, Old Town North Community Association
Marilee Menard, Neighbor
Carolyn Merck, Neighbor and Old Town Civic Association representative
Elizabeth Ross
Ronda Schomburg, Neighbor
Richard Storms, Samuel Madden Resident
Dorothy Turner, St. Joseph Social Development and Alexandria Concerned Black Women

Mayor Donley called the meeting to order at 4:45 p.m.

The minutes of the April 2 meeting were adopted with several amendments offered by Mr. Miller.

Mr. Miller announced that a pre-proposal conference for the two developers submitting proposals for the on-site development would be held on May 3. In response to a question from Ms. Britta later in the meeting, he elaborated that the meeting would be held at 10 a.m. at Ladrey, and would be open to the public. Mr. Miller further stated that proposals would be due on June 3, with interviews conducted on June 19. The selection committee would make its decision on June 20, followed by an ARHA Board decision on June 24. He noted that he would be appointing Roger Machanic to the selection committee at the recommendation of the Old Town Civic Association.

Mayor Donley noted that Planning and Zoning Division Chief Kim Fogel, one of the City's representatives on the selection committee, would drop off to make room for Mr. Machanic, and that the City would continue to be represented by Mark Jinks. In response to a question from Mr. Sunderland, Ms. Lennox gave the composition of the new panel: Connie Lennox, Mark Jinks, Roger Machanic, Marye Ish, ARHA's new Finance Director (scheduled to begin work May 6), and an Alexandria Resident Council representative.

As a follow-up to the previous meeting, Mayor Donley stated that Sandy Murphy had tried to set up a meeting, pursuant to the neighbors' request, between the neighbors and ARHA and its consultants, but had not been successful. However, he noted that the neighbors viewed getting Mr. Machanic on the selection panel as their highest priority, and were satisfied in that regard. Mr. Ring stated that he was still open to attending any regularly scheduled meetings held by organizations of neighboring residents.

Mayor Donley noted that a City Council Executive Session would be held following budget adoption on May 6.

Councilman Euille moved that the Samuel Madden Homes Downtown Redevelopment Working Group convene in executive session at this time, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia, for the purpose of discussing the acquisition of real property for a public use, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City of Alexandria and ARHA. The motion was seconded by Ms. Fossum and approved unanimously.

Following the executive session, Councilman Euille made the following motions:

I move that the Samuel Madden Homes Downtown Redevelopment Working Group reconvene its meeting of this date which was recessed for the purpose of conducting an Executive Session. (The motion was seconded by Ms. Fossum and unanimously approved.)

I move that the representatives of the Samuel Madden Homes Downtown Redevelopment Working Group further investigate those properties which were identified for potential acquisition in executive session, along the lines discussed with the Working Group. (The motion was seconded by Ms. Fossum and unanimously approved.)

I move that the Working Group adopt the following resolution:

WHEREAS, the Samuel Madden Homes Downtown Redevelopment Working Group has this 29th day of April 2002, recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Samuel Madden Homes Downtown Redevelopment Working group that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Samuel Madden Homes Downtown Redevelopment Working Group hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by the Working Group during the executive session.

This resolution was unanimously adopted by roll-call vote.

The meeting was adjourned at 7:00 p.m.